

In re:
Jessica B Tucciarone
Debtor

Case No. 23-11419-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Dec 11, 2023

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 5

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 13, 2023:

Recip ID	Recipient Name and Address
db	#+ Jessica B Tucciarone, 117 Brinkley Drive, Sellersville, PA 18960-2964

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Dec 12 2023 00:25:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Dec 12 2023 00:25:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: GMFINANCIAL@EBN.PHINSOLUTIONS.COM	Dec 12 2023 00:25:00	ACAR Leasing Ltd. d/b/a GM Financial Leasing, PO Box 183853, Arlington, TX 76096, US 76096-3853
cr	+ Email/Text: nsm_bk_notices@mrcooper.com	Dec 12 2023 00:25:00	Mortgage Research Center, LLC d/b/a Veterans Unite, 8950 Cypress Waters Boulevard, Coppell, TX 75019-4620

TOTAL: 4

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 13, 2023

Signature: /s/Gustava Winters

District/off: 0313-2

User: admin

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CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 11, 2023 at the address(es) listed below:

Name	Email Address
BRAD J. SADEK	on behalf of Debtor Jessica B Tucciarone brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;documents@sadeklaw.com
LORRAINE GAZZARA DOYLE	on behalf of Creditor Navy Federal Credit Union ldoyle@squirelaw.com cistewart@logs.com;LOGSECF@logs.com
MARK A. CRONIN	on behalf of Creditor Mortgage Research Center LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corpora bkgroup@kmlawgroup.com
MATTHEW K. FISSEL	on behalf of Creditor Mortgage Research Center LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corpora wbecf@brockandscott.com, matthew.fissel@brockandscott.com
MICHAEL JOHN CLARK	on behalf of Creditor Navy Federal Credit Union mclark@squirelaw.com
SCOTT F. WATERMAN [Chapter 13]	ECFMail@ReadingCh13.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
WILLIAM EDWARD CRAIG	on behalf of Creditor ACAR Leasing Ltd. d/b/a GM Financial Leasing ecfmail@mortoncraig.com mortoncraigecef@gmail.com
TOTAL: 8	

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	
Jessica B Tucciarone	:	Chapter 13
	:	Case No.: 23-11419-AMC
Debtor.	:	

ORDER GRANTING DEBTOR'S MOTION
FOR AUTHORITY TO SELL REAL PROPERTY

AND NOW, upon consideration of the Motion for Authority to Sell Real Property filed by the debtor, upon notice to all interested parties, upon the filing, and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that the debtor is granted permission to sell their real property located at 117 Brinkley Drive, Sellersville, PA 18960 ("Property"), for the sale price of \$680,000.00 pursuant to the terms of a certain real estate agreement of sale dated as of November 11, 2023, to the buyers thereunder, Peter Psomiadis and Tessa Cordell ("Buyers").

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyers, shall be distributed in the approximate following manner:

- | | | |
|----|--|----------------------|
| 1. | Ordinary and reasonable settlement costs, including,
but not limited to those related to notary services, deed
preparation, disbursements, express shipping, surveys,
municipal certifications, or any other such routine matters | \$ <u>9,013.00</u> |
| 2. | Liens paid at closing- | \$ <u>500,000.00</u> |
| 3. | Real estate taxes, sewer, trash and/or other such items | \$ _____ |
| 4. | Property repairs, if any | \$ _____ |
| 5. | Real estate commission, at no greater than 6% | \$ <u>27,200.00</u> |
| 6. | Attorney's fees, if any | \$ <u>3,765.00</u> |
| 7. | Any small (less than \$300) allowances agreed to be made
to Buyer to settle any unforeseen dispute arising at
settlement | \$ _____ |
| 8. | Other - Seller Assist | \$ _____ |
| 9. | Scott F. Waterman – Chapter 13 Trustee | \$ <u>37,296.58</u> |
| | ESTIMATED AMT DUE TO SELLER(S) | \$ <u>102,725.42</u> |

This Order is contingent upon the mortgage lien(s) held by Navy Federal Credit Union and Nationstar Mortgage, LLC, or its assigns being paid in full at closing pursuant to a proper payoff quote obtained prior to and good through the closing date; or any short payoff shall be approved by Navy Federal Credit Union and Nationstar Mortgage, LLC; and Debtor shall have ninety (90) days from entry of this Order to sell the Property.


Scott F. Waterman - Trustee Distribution Explanation: The \$37,296.58 payment to the trustee is the balance due to pay off the Debtor's plan and pay 100% of Debtor's timely filed unsecured creditors. Any excess funds held by the Trustee after final distribution to creditors shall be returned to the Debtor. In the event that the case is dismissed, either voluntarily or by the Trustee, then all funds not distributed by the Trustee shall be returned to the Debtor. This final payoff amount is subject to review and audit and Debtor agrees to adjust the figure to be paid to the Trustee should that be necessary.

Navy Federal Credit Union (Proof of Claim #7-1) and Nationstar Mortgage, LLC (Proof of Claim #9-2) shall file amended proofs of claims upon receiving sale proceeds in satisfaction of their secured claims and interests.

The Debtor's counsel shall email a completed HUD-1 or settlement sheet from the closing directly to the trustee within seven (7) days of the close of the settlement to <https://readingch13.com>.

Per Bankruptcy Rule 6004(h), the 14-day stay as to effect of this Order is hereby waived.

Dated: December 11, 2023



HONORABLE ASHELY M CHAN
U.S. BANKRUPTCY JUDGE